

Broadway,
Eighth &
Hill

The Only Sunday Real Estate Section Published in Los Angeles
Los Angeles Times
 REAL ESTATE - INDUSTRY - DEVELOPMENT
 SUNDAY MORNING, NOVEMBER 3, 1929.

LOS ANGELES BANKS BUILD ELEVEN BRANCHES

Branch Offices Erected in This City During Past Year



Banks Locating in Newer Business Sectors

FACT AND COMMENT

INTERPRETATIONS of the recent collapse of the stock market, made in terms of real estate, are to be heard whenever real-estate men get together to discuss their business. The reaction to the news of the reaction should be highly beneficial.

The salutary effect of the market, as seen by realty men, is that it should teach the small investor that the market is not the place for his operations, particularly if he is working on a margin basis. His investments, on such basis, are always subject to destruction through sudden calamities, occurs as has developed in the last week.

The same amount of money invested in real estate on a margin basis, which is equivalent to a down payment and payments over a period of years, is subject to few risks. Any piece of California property, wisely purchased, is sure to increase in value.

Therefore, while the stock market is subject to the whim of market manipulators and has little assurance of profit, good real estate has only one direction to move—the upward—and the results are certain.

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(Continued on Page 2, Column 3)

Ten Acres at Gardena Sold to Local Man

MANY NEW MEMBERS JOIN BOARD

Realtors Report Increase in Membership for Past Twelve Months

With the admission of fourteen new members last week, a total of ninety new members have been taken into the Los Angeles Realtor Board since January 1, according to President Mason Case.

The property, involving a tract of ten acres, was purchased for \$30,000 and includes Mr. Gilbert's investments in Gardena Valley project.

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President of Realty Association Offers Advice to Prospective Purchasers of Home SERIOUS CONSIDERATION IN REALTY MATTERS URGED

Mason Case Points Out Many Facts Buyers Should Learn When Acquiring Property

"Don't be rushed into a real estate deal until your judgment dictates it is the deal for you."

This is strange advice coming from real estate men, but the statement, contained in a bulletin from the National Association of Real Estate Boards, is heartily endorsed by Mason Case, president of the Los Angeles Realty Board.

According to Case, it heads a list of "don'ts" for both buyers and sellers of real estate:

"(1) Full notation as to common driveways or easements.

"(2) A definite date for the payment of taxes, interest, rentals, etc.

"(3) Date of possession.

"(4) The examination of title and broker's commission should be provided for.

"(5) Points to consider in selling real estate.

"(6) Familiar with properties in the neighborhood. Be ready to answer a variety of questions concerning facts about the vicinity. Know all the advantages of the property.

"(7) Advise him to have his broker who is an authority in the kind of property you wish, and then depend upon his judgment as to its values. Know

your broker. A realtor wishes to earn your reputation for integrity. Do not let him do it alone, but insist on the following conditions:

"Location: Do not buy too far from rail or motor bus transportation which may mean distance of schools. Do not buy near locations affected by odors, excessive smoke or noise. Do not buy a new building on recently filled-in land; it may settle. Be sure city water and sewer connections are connected and property installed.

"Finances: Know the amounts of the mortgages and when they are due; also when payments are due and when payments are submitted directly with a buyer submitted by your broker without informing your broker of such action. And do not expect a quick turnover in an ordinary real estate market. Wait for the market to stabilize and mobile commodity."

"Size of lot: Be sure the property you buy is one you have in mind. If in doubt have a survey of location service by a title company.

"Don't tell other people the terms and properties which have been offered to you by your brokers. Don't demand a second broker to try to sell you the same property previously shown or quoted to you by another broker. Don't go round your broker and try to deal directly with another. Don't have a second broker submit property to you until your first broker has shown you the property he has and are sure he is unable to serve you.

"Having selected your broker with care, you have a right to expect a careful preparation of the sales contract. This contract should contain:

"(1) A legal description with lot number or other detailed designation.

"(2) Purchase price and how it is to be paid.

"(3) Mortgages and indemnities.

"(4) Kind of conveyance and evidence of title.

Executives of Association to Hold Meeting

President J. Bradley Clayton of the California Real Estate Association has summoned the executive council and the vice-president-elect of the organization to meet at luncheon Wednesday at the Hotel Leamington, Oakland, and the following Wednesday at the City Club, Los Angeles.

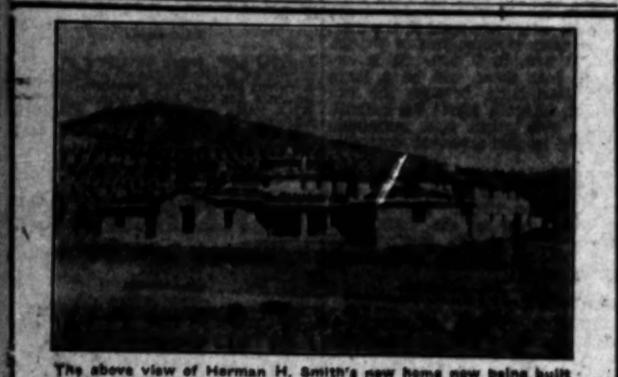
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The above view of Herman H. Smith's new home now being built at La Habra Heights.

Here is one of the most desirable locations in Southern California for the suburban or country home of the successful Los Angeles man of affairs,

LA HABRA HEIGHTS

located less than twenty miles east of the city, this remarkable suburban property is reached in the minimum of time over excellent, broad, concrete paved highways, which, in comparison with other main arteries emanating from Los Angeles have considerably less traffic congestion—an important factor in the conservation of time and "nerves."—aside from its natural beauty and with permanently unobstructed, wide-visioned view homesites. La Habra Heights offers another big inducement to prospective purchasers of suburban property, and that is VALUE! The best way to illustrate this point is that you can buy FIVE ACRES or more in La Habra Heights for the equivalent of a single residential lot in other Los Angeles suburban districts which are within a like distance and with like advantages.

With rapidly increasing population and rapid and substantial development of the great "East Side," this opportunity will, sooner or later, be a thing of the past!

La Habra Heights is progressing for growing Avocados, Citrus and other profitable crops, thus offering the possibility of a long-time income from the soil with its other advantages. Climate, Soil, Water, Environment, are all that could be desired by orchardists or suburban home owner. Let us give you all the interesting facts about this high-class, close-in property.

Edwin G. Hart INCORPORATED

224 Van Nuys Street, Los Angeles Telephone 4121 California

Owners, Subdividers and Developers of La Habra Heights and other Fine Orchard Land and Suburban Home Properties.

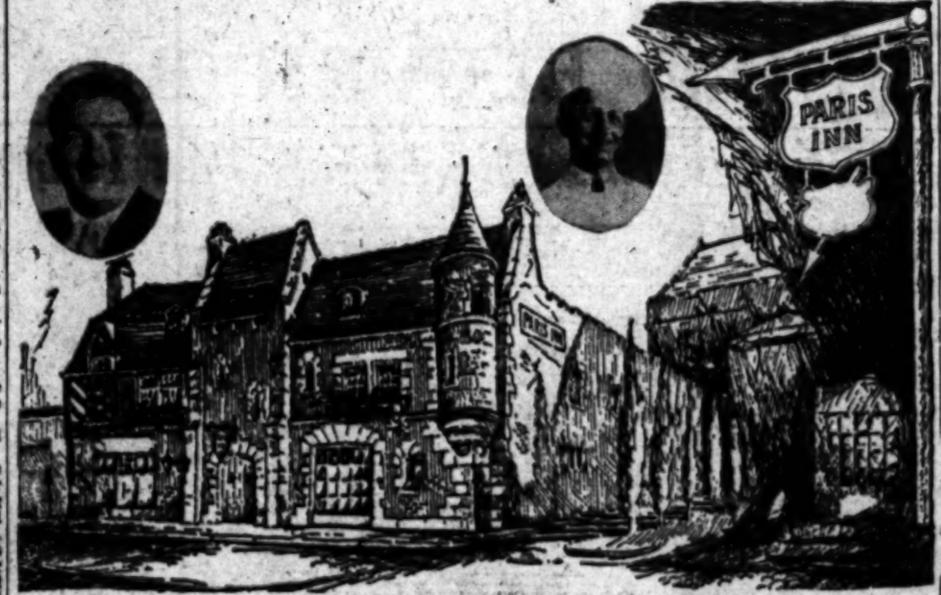
Please send me your illustrated, descriptive 16-page La Habra Heights booklet, without obligation, and gratis.

Name _____

Address _____ T-11-323

PLANS COMPLETED FOR RESTAURANT Project Will Represent Street Scene in Paris

Project Will Represent Street Scene in Paris



Paris Inn Cafe, (inset left) Bert Rovers and (right) L. Pedrolli.

STOCK FALL SEEN AS AID TO REALTY

Firm Reports Financial Men Turning to Land for Investments

The recent collapse of the stock market is declared favorable to the real estate market by Ben A. Smith of Burton & Co., realty brokers.

"Conservative capitalists are turning to real estate investments which cannot be wiped out by manipulation of market values," declared Mr.

Burton & Co. report realty sales for the past week totaling \$160,000. Included in the deals was the purchase by this company of the property formerly owned by L. Wilson and Phil Hostetter on property at the northeast corner of Tenth and Western avenue.

By this transaction the company now owns the entire property which is said to be worth approximately \$600,000.

Other property deals handled by the firm included the sale of property in the Westwood section, for \$15,000 and the sale to Mr. Moss of a store 75 by 150 feet at Whittier Boulevard and Woods to the same buyer for \$60,000. The company also purchased three or four plots of industrial land on Whittier Boulevard to the Westlake Improvement Company for \$35,000.

FACT AND COMMENT

(Continued from First Page)

Lands in Ventura County Realty Sales Will Grow

Oranges

SANTA PAULA, Nov. 2. (Exclusive)—Two important real estate deals involving the transfer of some of the finest land in Ventura county, have just been concluded with the sale of the Charles Berkman place of seventy-three acres west of this city to the Harrison Ranch Company and the Herbert McCarty ranch at Moorpark of ninety-five acres to S. C. Graham of Los Angeles for an aggregate price of \$127,500.

United States Steel is moving the bell tower of the industrial world but until now it has not reached California territory. The group of contractors of the Roosevelt made the move not only advisable, but almost necessary.

Numerous possibilities are foreseen by men interested in the steel industry. Most important is the probability that the presence of this great concern in the field will result in one or more of the leading competitors, such as Bethlehem Steel, to relocate their plants in California. Competition is keen in the steel business and the large operators are not prone to overlook future markets.

It is to be hoped that United States Steel will enlarge the Torrance plant by building a tube mill.

Southern California, because of its oil industry, is a mammoth consumer of steel, buying 400,000,000 pounds annually, and has to import all of this material because there is no mill on the Coast.

Development of a tube mill here would not only eliminate the necessity of importing all of this material, but would materially increase the Torrance payroll and keep additional California talent at home.

Lin. Valence Upheld

With most of the rest of the country liquidating assets to protect stock market margins or to take advantage of market bargains, Los Angeles mortgagors in October did not only pay off the \$250,000 maturing in liens, but discharged similar obligations not yet due to the extent of \$72,000,000.

The October defaults, totaling only \$76,277, are negligible and will not affect the defaults for August or September.

For the first time in many years there has been an opportunity to estimate the worth of Southern Homes in the face of a sharp market crash. The appraisal is startling.

It has been predicted that in the face of such a situation Los Angeles mortgagors would turn aside from premature realization of obligations to jump into the stock market.

The prediction has been proven erroneous and the integrity of the mortgages has increased proportionately.

Liens on Los Angeles real estate were worth 100 cents on the dollar, in gold.

CONTRACT AWARDED

Contract has been let to the Ryden-Nelson Company, Los Angeles, for \$100,000 for installing a cafeteria in the China A building at 433 South Olive street for the Southern California Telephone Company.

Improvement Completed

The recent opening of the Lafayette Hotel at Broadway and Linden avenue, Long Beach, is announced by Manager Fred J. Leavens.

The new hotel, which contains 100 rooms, is futuristic in type of architecture and cost, including land and furnishings, \$600,000. The Charles W. Pettifer Company is the builder, Schilling & Schilling are the architects and the Broadway Land Company, all three organizations of Long Beach, are the owners.

HOTEL BUILDING ADVICE OFFERED

Apartment-house Expert Talks to Realtors

Speaker Scores Speculative Building Projects

Rezoning of Fine Residence Areas Frowned Upon

BY JAMES L. DAVIS

Millions of dollars have been lost in apartment-houses and hotels in Los Angeles during the past few years because the builders were ignorant of proper planning, financing and operating methods, J. D. Minister, editor and publisher of the Pacific Coast Record and lecturer on hotel management at the University of Southern California, told realtors at their noonday luncheon meeting last week.

As part of the importance of the important part which hotels and apartments have come to play in the commercial and financial activities of the city, Mr. Minister declared that in the last ten years the city has spent a total of \$25,411,752 on hotel buildings alone and that new apartment-house construction totaled \$17,355,725, exclusive of furniture and fixtures which accommodates 21,549 persons.

Approximately 27 per cent of these workers, all of whom have risen from the ranks of labor, are engaged in fixed policy to live in the city.

He announced that he has come to the conclusion the "white collar" workers are hopelessly overworked others have been given a surprising large cross-section of professional endeavor.

Among the group charged with responsibility for the growth of the city's milk business are former college students who have been working for advancement since the time they graduated.

Graphic illustration of the changes brought in the type of employment sought by the professionally trained worker was furnished yesterday upon the completion of a personnel survey of route foremen and drivers of the Arden Valley Gold Milk Farms Inc., one of the principal distributors of milk in Southern California.

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EXPANSION OF FIRM OUTLINE

Manufacturer of Motors
Enlarge PlantFivefold Production G
Scheduled HereNew Aviation Engine W
be Produced

COMMUNITY DEVELOPMENT

SEMIHILLSIDE PROPERTY OPEN

Hollywood Residential Area Offered Public

Extensive Improvements at Project Planned

Close-in Location Declared Valuable Asset

Formal opening of Hollywood Boulevard Estates, semihillside property, will be celebrated today. John H. Blair and Larry Wood, are owners and developers of the \$2,000,000 community.

Located one block from Hollywood Boulevard, through the heart of the motion capital, Hollywood Boulevard Estates is the last of the undeveloped semihillside properties in this area. The residential and income community extends from the block of Mulholland Drive to Mulholland Skyline Drive with Osborn and Curson as the east and west boundaries. Entrance is from Genesee and Courtney streets and Cypress avenue, an extension of Cypress as the main thoroughfare of the development.

IMPROVEMENTS PLANNED

Genesee street, now practically completed, will be one of the main gateways of Mulholland Skyline Drive. Plans call for widening Courtney at the Plaza entrance and extending it to the intersection of Stanley, Ogden, Orange, Fairfax and Cypress. Five miles of streets have been laid, with four additional miles nearing completion. The improved roads for a total of 6,000 feet, of which \$200,000 has already been expended.

Under the direction of Frank Herding, in charge of landscaping, extensive hedges have been planted along the hillside to eliminate grades, giving the community the boulevard effect of level area without jeopardizing the scenic beauty attained through elevation. Every street in the property is a high thoroughfare. Grauman's Egyptian, Grauman's Chinese, Warner Brothers and all the major Hollywood theaters are within three to five minutes from the city of Hollywood Boulevard Estates, Mr. Blair said.

CENTRAL LOCATION

Hollywood Boulevard Estates is ideally located. Literally, it is the heart of Hollywood. Genesee will be the gateway for pleasure travel from the exclusive west Hollywood to Mulholland Skyline Drive.

The entrance to the estates widens and is framed by solid rock bluffs. In just sixty seconds from Hollywood Boulevard one is in the country," Herding declared.

A unique shopping center and art and craft colony is being designed for the plaza of the estates by Herding. This center will be a show place, it was announced.

Multiple Unit Area Forecast on Boulevard

That there is a new high-class apartment-house district, in the making in the area known as Beverly Boulevard Square, made necessary by increasing population in the west end, is the assertion of Bernard Evans of Hugh Evans & Co.

Mr. Evans, who has studied the trend of population and business in the various residential areas of the city, believes that Beverly Boulevard Square is now in the same strategic position occupied a few years ago by the Hancock-La Brea section.

A convenient business district, in the Beverly-Fairfax section, is already developed. The first of the multifamily dwellings, a three-story building, is now nearing completion. Although this is the only three-story apartment-house between Wilshire and Beverly Boulevard, Beverly Hills and Fairfax, it is accepted by Mr. Evans as an example of the type of development for which this section is especially suited.

SAN MARINO SCHOOL TO RISE

Architects Marsh, Smith & Powers are preparing working drawings for a new grammar school building to be erected at the corner of Huntington Drive and Granada Avenue, San Marino, for the San Marino city school district.

NOW! LAND BUYERS!

Wednesday Nov. 6—3 P.M.

Is the Day of

THE AUCTION

OF 34,560 ACRES APPROX.

About 54 Square Miles
of Land near Boulder Dam Site
in the DETRITAL VALLEY,
Mohave County, ArizonaTo Be Held In My Offices
Suite 305-306 Bartlett Bldg.

Note for each will be received on the property of a WHOLE or on ANY one or more of FOUR PARCELS, consisting of acreage approximately as follows: Parcel No. 1, 11,200 acres; Parcel No. 2, 11,200 acres; Parcel No. 3, 11,200 acres; Parcel No. 4, 11,200 acres. SURVEYOR GENERAL'S OFFICE NOW ON VIEW IN MY OFFICE.

A. H. Weil, Auctioneer
Suite 305-306 Bartlett Bldg. VAndike 5517

Many Expected to View Hollywood Boulevard Estates Unit Today



INSURANCE SALE HELD GOOD OMEN

Prosperity Seen in Gain of New Policies This Year Compared to Last

Indicative of the basic soundness of judgment of the American wage earner is the fact that new ordinary life-insurance sales in September amounted to \$608,200,000, a 14 per cent increase over the corresponding month of 1928, when \$544,12,000 was written, it was disclosed yesterday in a report issued by the Pacific Mutual Life Insurance Company.

Based on its report on that of the Association of Life Insurance Presidents, the Pacific Mutual Company revealed that during the first nine months of the current year, new ordinary life insurance sales were up to \$64,527,000, or against \$6,061,771,000 in the same period of last year, or an increase of 4 per cent.

These figures are the aggregate annual additions of forty-four member companies which have 80 per cent of the total volume of life insurance outstanding in all United States legal reserve companies.

With building activity in full swing, improvements being completed and trees removed from the business property fronting on Huntington Drive, indications are that Gainesborough Heath in San Marino is on the threshold of its greatest expansion and growth, according to officials of the J. B. Ransom Corporation, developers.

This was the announcement yesterday of Arthur W. Jones, sales manager for the Gainesborough Heath project, to the members of the Ransom Corporation, of which C. M. Hamilton is director of sales.

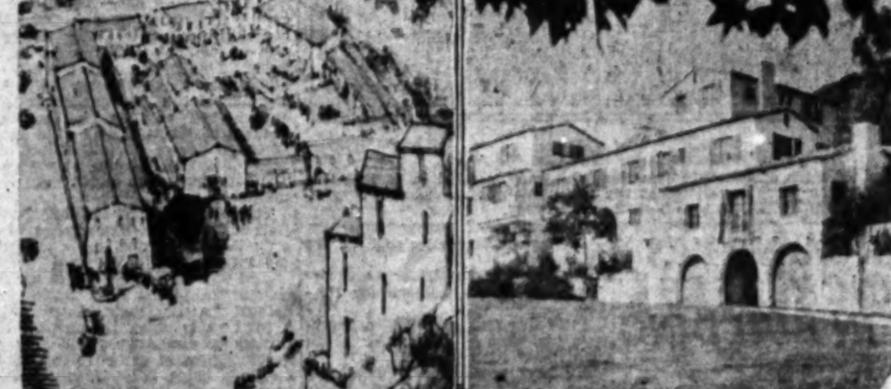
The Clarence P. Day Corporation of Pasadena, said Mr. Jones, is now completing the paving of North Gainesborough Drive with asphalt concrete. All utilities are laid underground. Completion of this paving work should see the starting of considerable home building with a number of plans already approved.

While San Marino celebrated its sixteenth anniversary as an incorporated city in the sixth class on April 25, last, the city, which was incorporated in 1903, has grown rapidly and will be finished with in thirty days after the highway bridge is placed in operation.

With the completion of the venture toward a steady flow of paving between Lankershim Boulevard and Studio City and then on to Sepulveda Boulevard, now approaching completion, construction of the grade tunnel in the way the Beverly Glen project started and the Laurel Canyon and Mulholland Drive developments reaching the ordinance stage, the greatest program of public works ever undertaken in a single district of Los Angeles is in full swing. Milton E. Hoffman, president of Central Motion-Picture District, said yesterday.

FACTORY UNIT ADDED

HUNTINGTON PARK, Nov. 2.—(Exclusive)—The Baker Oil Tools Company is erecting another unit to its plant at 2607 Gluskin Avenue, which will be a one-story building, including a grinding shop.

Project Near Heart of Film Capital Opens
At the top (left) is shown the estate of John H. Blair in Hollywood Boulevard Estates, and to its right a number of homes at the Courtney-street entrance to the property. Below, at the left, is an artist's conception of the shopping center planned for the area. At the bottom (right) is shown the type of homes which feature the property.

SAN MARINO GROWTH TOLD

Development of Residential City Declared to Rival Progress of Any in Country

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The first unit of a group of buildings to be known as El Encanto, consisting of bachelor, double and triple apartments, completely furnished, is nearing completion in Palm Springs and will be ready for guests on about December 10. The plan as projected will provide twenty-eight apartments, eight of which will be completed this season at the opening date.

The El Encanto is Monterrey-Spanish in architecture and is located on the main thoroughfare in Palm Springs, a short distance from the center of the village and from the mountains and desert beyond. An artistic patio has been provided in the center of the buildings with pool and fountain and appropriate planting.

Marshall P. Wilshire, of Hollywood and Valley Hills, is the developer and builder. The owners are Ray B. Howell and Mrs. Gaylord Wilshire. Mr. Howell will supervise the management.

WESTWOOD COMPANY PLANS APARTMENTS

Working plans are being prepared by Architect Howard H. Wells for a \$45,000 apartment building to be erected at Westwood for the Westwood Mortgage and Investment Company, Beverly Hills.

The building will be two story, sixty rooms, twenty-nine apartments, frame and stucco.

BUILDING AT RESORT TO OPEN SOON

El Encanto Apartments Expected to be Ready for Opening December 10

As chairman of the county cooperation committee for the California Land Show to be held in Los Angeles, March 8-23, Glenn D. Willman, State secretary of the California Real Estate Association, has written to the president of each local real estate board in the State, asking him to appoint a committee to assist in the work. These local members will comprise the county cooperation committee.

In addition, the chairman has written each county supervisor and each county real estate board, asking that they lend their support to the project which is intended to benefit all of California.

The show is to be held under the auspices of the Los Angeles Realty Board. Edwin G. Hart is general chairman.

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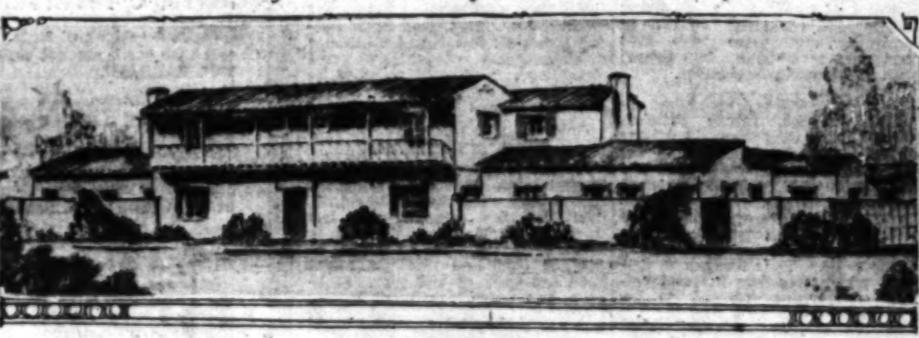
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First Unit of Desert Project Nears Completion

Palm Springs Improvement
The El Encanto Apartments at Palm Springs, pictured above, are expected to be completed in time for formal opening on December 10.

MANY PASS TESTS FOR SALESMEN

Organization Reports on Results of Examination by Realty Officer

Indicative of progressive methods today employed in the training of real-estate sales people, C. M. Hamill, director of sales for the J. H. Ransom Corporation, announced that word has been received from George Shaw, deputy real-estate commissioner, that of the 210 who recently took the examination in the first year sponsored by the Ransom organization, 93 per cent qualified with an average passing mark of 87.2 per cent.

The classes in the school of instruction were handled under the direction of R. L. Shushan, manager of the corporation's division of personnel.

Mr. Hamill also announced that at a meeting of the Atlantic Boulevard's major associations, held during the week, a resolution was adopted for the extending of Atlantic Boulevard to Antelope Valley State Highway No. 66.

The resolution was adopted by the association, of which Mr. Shushan is president, requesting the Board of Supervisors to pass on the construction of a concrete bridge to replace the wooden structure spanning the Los Angeles River at Atlantic Boulevard.

Atlantic Boulevard passes through the heart of Repetto Park, a new subdivision of homes at the edge of the city, and is planned for the near future. Plans for the opening of the new road are to be completed in the fall.

Although a number of firms in the Westwood Village have held individual openings during the past few weeks, the general celebration and formal opening of the business village is being planned for next month, according to reports.

The opening is to be held on the first Saturday in November, on the 19th, at the Repetto Park administration building, which is now nearing completion at a point where Beverly Boulevard and Third Street cross.

Tentative plans for the opening were discussed at a recent meeting of merchants now located there or planning to establish themselves in the neighborhood.

Several large features are planned under the supervision of the J. B. Ransom Corporation, which is fostering the Westwood Village business district.

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MANY HOME BEING BUILT IN HIGH ARE

A

Arrowhead Reservoir

Twenty-five Reservoir Under Way

Thanksgiving Day will be served in upward of new mountain homes costing \$300 to \$150,000, either built or completed at Lake Arrowhead by L. Perry Ferguson, advertising manager of the project.

Eight homes are now under way, and plans for several additional homes are expected to be completed in the near future.

The new lodges of Bel-Air, Bel-Vista and Vista Bank, and a new cabin on Lake Arrowhead are expected to be completed in the near future.

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A Page for Home Builders

CONSTRUCTION PLANS & QUESTIONS ANSWERED



SPANISH HOME PLAN OFFERED

Architects Present Six-room Residence Design

Sleeping Quarters Divided from Living-rooms

House May be Erected for About \$6800

BY FLORIENNE CURRY
Small Home Plan Leaves
There are few things in life more interesting than the pleasant adventure of building your own home. It is an adventure to which most persons look forward with great anticipation, and one that, to be enjoyed to the fullest extent, should be planned for with advance knowledge. It should be designed and planned to fit the needs of the whole family. To finally reach a decision in the matter of arrangement and design takes a great deal of study and consideration.

SPANISH HOME OFFERED

The Small Home Plan Bureau in the Architects' Building, under the direction of the Los Angeles Architectural Club, the Architects' League of Hollywood and the Pasadena Architectural Club, offers a distinctive six-room Spanish residence for the average family.

In this design we find a partially roofed, enclosed patio in front giving an effect of privacy.

The long hall of this well-arranged floor plan connects separately the sleeping quarters from the rest of the house. The three bedrooms are well ventilated and amply supplied with large closets. A laundry off the service porch easily accessible from both kitchen and dining room, an added convenience.

A well-lighted breakfast room between the kitchen and dining room also serves as a passageway.

HOSPITALITY FEATURE

The large living-room, with full-length French windows and an open fireplace, is a very livable and comfortable room, which is the work of Alfred C. Bonney, occupies 1800 square feet and may be built for approximately \$6800. Many materials for construction may be had in the exhibit rooms of the Architects' Building at Fifth and Figueroa streets.

Farm-Land Movement on Increase

Movement in agricultural lands

is rapidly increasing, according to prominent farm-land dealers over the State.

"There is great opportunity for the investor in farm property," said Oscar O. Reed, State chairman of the farm lands division of the California Real Estate Association.

During 1928 the dairy farmers of the State received \$88,810,000 for milk. The next greatest crop in value was hay, \$75,538,000. Grapes—dried, table and juice—brought \$22,296,000, and the barley crop for \$22,296,000. Oranges brought \$74,260,000; lemons, \$17,750,000; and grapefruit, \$2,800,000.

"Beef cattle prices were \$29,260,000; sheep, lambs and lamb, \$25,080,000; and hogs, \$15,800,000."

Speakers Tell of Problems in Valley Section

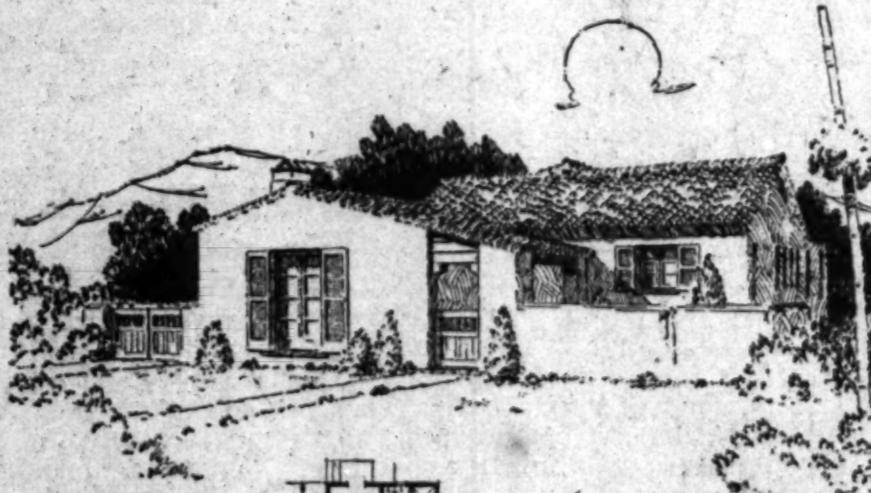
PORTERVILLE, Nov. 2 (Exclusive)—A joint meeting of the Porterville Realty Board, at which D. O. Premo local realty broker, presided, pertained facts concerning the proposed solution of the State water problem, especially as it affects the San Joaquin Valley. There were put out by Supervisor Premo, a member of the water conservation committee, representing eight counties of the San Joaquin.

It is the desire, Premo said, of the local realty inform them of their conserving activities and that proposed remedies as well, in order that they may get in line with existing solutions when a workable solution of the water problem is ready for presentation to the State Legislature.

Home Building Grows Active in Near-by City

HUNTINGTON PARK, Nov. 2 (Exclusive)—Building of residential property is again active in this smaller city south of L. A. Here is started the erection of a two-story sixteen-room four-family apartment-house, and garage on Fifty-ninth Place, to cost \$8500; Mrs. Norval is erecting two residences Flores Street, one to cost \$4000 and the other \$3700; William McClinton is building a \$3500 residence on Benson Avenue, C. L. Kourville is erecting a \$4000 residence on Belmont Street; Albert White is building a \$1500 dwelling on Mortimer street; W. H. Wilkinson has started the erection of a \$3000 residence on Middleton street.

Hospitality and Comfort Held Feature of Design



REAL ESTATE PRIMER

BY IVAN A. THORSON

Director finance division, W. Ross Campbell Company, lecturer extension division, University of California, author "Essentials of Real Estate Law—Principles and Practice."

SUBJECT: DEEDS—PART III

We have in the two previous articles on deeds, considered all the more usual types of deeds, except gift deeds. A gift deed is what the name implies. The consideration is usually referred to as "love and affection" which a father has for his son. A valuable consideration is measured in terms of money, if any is equivalent, and the deed is recorded.

A gift deed made to defraud creditors may be voided by them on the principle that a man is trustee for his property for the benefit of his creditors. Any transfer with a consideration, even if a nominal one, may be valid, if the value received, may be reduced. (Sec. 3439 C.C.) Also any transfer or incumbency of property by insolvent persons or in contemplation of insolvency, may be avoided. (See Sec. 3440 C.C.) An attorney in fact cannot make a gift deed.

A tenancy in common is also referred to as "an interest in common" and covers any interest in property which is not owned in joint tenancy or under a partnership. Under such a tenancy, each person owns his share in his own right and may alienate his share up to his death. The only thing that such owners have in common is that of possession. The rights in property held as tenancy in common are in proportion to the value of the property in the tenancy. There is, of course, no right of survivorship so far as the other owners are concerned under such a tenancy.

A partnership may be said to be a form of tenancy in common, since it is owned in the same proportion as the partners. It is formed by a written agreement between the partners and is controlled by the law of partnerships.

The contest closed on October 15, last, with 315 designs submitted. Monolith officials said, many of the designs coming from architects, engineers, draftsmen, students and others in the Pacific Coast qualified by training and experience to participate. The event was sponsored by the Midwest Chapter of the American Institute of Architects, and plans called for designs of homes suitable for the Midwest. Announcements of the winners may be made the latter part of this week.

NUMEROUS HOMES TO BE BUILT AT VAN NUYS

VAN NUYS, Nov. 2 (Exclusive)—Work on the erection of several homes started here this week, followed the granting of building permits. Jacob Hulen is building a \$3000 dwelling on Hazelton avenue; D. C. Shanks, a \$2000 home on Calvert street; Alice McNeil, a \$2000 home on Kitteridge street; R. C. Henderson, a \$2500 home on Alvarado street and J. F. Bowen, \$2675 residence on Houston street.

RECENTLY OWNERSHIP AS SOLE AND SEPARATE PROPERTY. Separate property is (a) that acquired before marriage, (b) that acquired after marriage by gift, bequest, devise or descent; (c) that acquired by a husband and wife, except that it is presumed to be a married man or after July 27, 1917, is a presumptive community property and can be conveyed (in the opinion of most title companies) only by a deed from both husband and wife, except that a deed personally executed by the husband or wife, to the other spouse will convey good title and will vest as separate property.

Community property is property which is acquired during marriage by either husband or wife, or both, and which is not separate property.

Another form of ownership is joint tenancy, which is a case of instrument conveying title must be executed by properly authorized officer and sealed.

An unrecorded conveyance of real property (except a lease for less than one year) to a bona fide assessment purchaser or mortgagee in good faith, and for value, whose conveyance is first duly recorded and as against any judgment affecting the title, unless duly recorded before the time of the notice of action. However, as between the parties thereto, and any persons having actual notice of it, an unrecorded instrument is valid.

A grantor cannot convey to himself. Hence a decree from "John Jones" to "John Jones and Mary Jones" vests the whole title in "Mary Jones". A deed to "John Jones or Mary Jones" is void for want of joint tenancy.

A deed to "John Jones and Mary Jones" conveys each party one-half, (plus or minus) to the other.

This rule, so far as it affects joint tenancies, see second article on page 10.

Unless there is a grantee capable of taking title a grant is void, as in an unrecorded conveyance.

This applies also to partnerships as such, since they are not legal entities. The grantee must be designated by the instrument so as to be ascertainable. Nothing granted must have either actual or potential existence. A mere possibility cannot be transferred.

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ELEMENT DEFINED

Terms and Conditions Under
which Property is Transferred

E. NELSON
of Los Angeles Bar
owner of land, for a term less than his interest in certain property, in case of the land for the period specified, if payment is postponed to a future date, or if the property is leased, it is generally measured.

The failure to record the lease, when required by the statute, makes it void as to such persons as purchase from the lessor, unless he has no notice thereof. The lease when it is copied in the proper records of the county is constructive notice to all of the world of its content.

Board Reports
on Condition of
Realty Market

Data for a report on real estate conditions throughout the county to be compiled by the National Association of Real Estate Boards was supplied by the directors of the Los Angeles Realty Board at a meeting held last week.

The twenty-seven men making up the directorate operate in every class of property, and in all sections of the city, and the report therefore was a cross section of the market in all its phases in Los Angeles. The material will be assembled by the National Association, and the findings distributed to all member boards.

It was concluded that opinion of the local real estate market in the market in general is much more active here than it was a year ago at this time. This is particularly true of subdivision property which is showing a healthy increase.

Another finding brought out was that there is no one

building in single family residence in Los Angeles, indicating that

the absorption of the increased population is in a normal fashion.

According to the data, rents are about the same level as last year, both in residential and business properties.

Statisticians
Figure Gains
in Population

Southern California, including eight counties, has increased 14 per cent in population during the past nine years, according to figures recently compiled by staffs of the Pacific Gas and Electric Company and the San Joaquin Gas and Electric Company.

The greatest increase is 14.3 per cent gain; San Diego, 14.1 per cent; Ventura, 9.5 per cent; Orange, 9.2 per cent; Riverside, 8.7 per cent, and San Bernardino, 8.5 per cent.

There are now approximately 3,000,000 persons in Southern California, as compared with 1,407,000 in 1920. Of the present number, 2,800,000 or 93 per cent live in Los Angeles County.

BIG BARGAINS
IN BUILDING

Roofing
100 sq. ft. 16 oz. roll
Nails, 1 lb. per carton
Cement
Light, per yard \$1.00
Medium, per yard 2.00
Heavy, per roll, 2.00
Color Strip Shingles
For Siding, \$2.00
Hemp, Room Gas
Heaters, \$5

Garden Hose Special
50-ft. 1/2-in. black, \$3.00
with couplings.....

Kitchen Unit
Reg. \$1.50
Value Only 95c
Iron
Reg. \$1.50
Value \$1.50

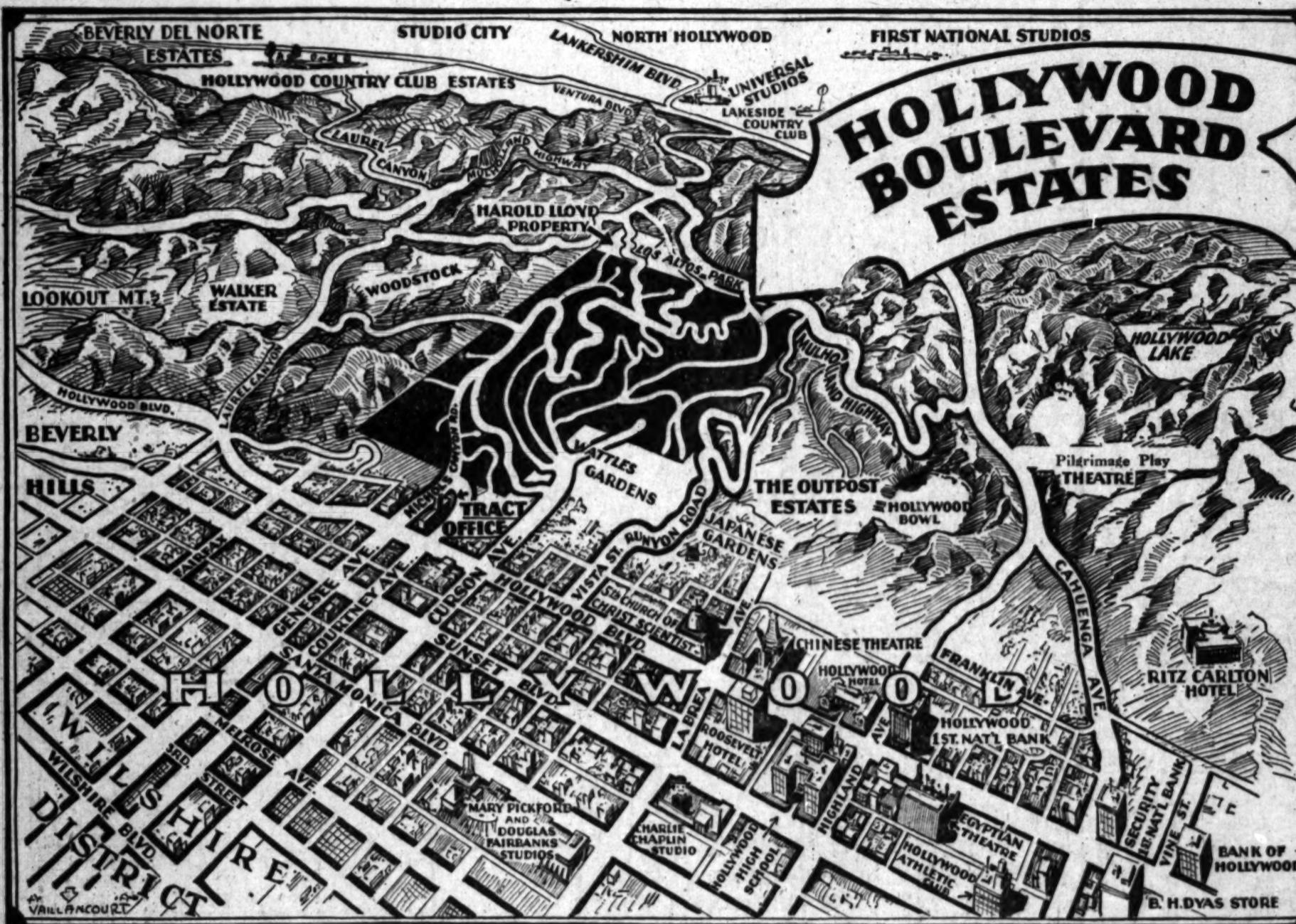
BARGAINS FOR CHRISTMAS
Waffle Irons, Toasters, Irons,
Coffee Urns, Caskets, Wavers

5-ft. Enamelled Tubs
Complete with Trim \$18
to Rough Plumbing—
Slightly Off Grade

MEAD CO.
MONEY BACK IF NOT SATISFIED

LA TILES
Bathrooms
So. La Brea Ave.
ANGELES
Manufacturing Co.

A minute from Hollywood Boulevard



Never before—never again such prices in Hollywood

How To Get There
Drive west on Hollywood Boulevard to Courtney Avenue or Canyon Avenue, just seven blocks from Le Brea Avenue. Then turn north for one block . . . and onto Hollywood Boulevard, Tract office corner of Canyon Avenue and Hollywood Boulevard.

VISUALIZING the Hollywood of today—and tomorrow—the present owners purchased the Hollywood Boulevard Estates years ago as acreage. They saw its future in the trend of Hollywood's growth. Through these years they have waited until Hollywood has grown all around them . . . to the west and to the north, even far up into the hills. They waited until the time was ripe for the ultimate in community development work . . . and now, John H. Blair and Larry Wood offer acre homesites overlooking the heart of Hollywood, within the reach of all who have dreamed of some day finding such property not prohibitively priced.

Virgin oak-wooded glades . . . vales shaded by sycamores and watered by living springs, flowing the year round. Nature undisturbed . . . all within a minute of Hollywood Boulevard.

Here a knoll overlooking Hollywood . . . a shady glen with trees . . . there an estate of an acre or more secluded from the main road by massive oaks, and accessible by private roadways.

These estates are priced as low as \$2200, and large, wooded estates ranging in price from \$3500 to \$18,000.

No one has ever had the opportunity, or ever will have the chance to buy such property anywhere

in the Los Angeles metropolitan area at these prices, even disregarding scenic beauty and climatic perfection.

It is regrettable that there is only a limited number of these estates, but they will come to their future owners at these ridiculously low prices because of the price paid for the acreage and because it has not been necessary for the owners to pay syndicate profits to finance the purchase, development, improvement or present sale of the property, which will be conducted by them at the least possible expense; all benefits therefrom now accruing to the buyers.

There are restricted areas of income-producing residential properties just around the corner from Hollywood Boulevard recommended as exceptional investment opportunities, with development plans already drawn and available to those interested.

No time should be lost in investigating Hollywood Boulevard Estates.

The first offering is Sunday, November 3rd, but there is already a waiting list consisting of those who have been asking for prices for months during which the extensive improvements have been in progress. However, all will receive courteous attention, and inquiries are invited.

Mail Coupon Below

There has been prepared a beautiful visualization in color of Hollywood Boulevard Estates, featuring home plans by the renowned city planning architect, Frank Herding, and giving full particulars concerning the entire property. To procure a copy simply sign and mail the coupon below.

John H. Larry **developers**
BLAIR-WOOD CO.
Hollywood Blvd. at Nichols Canyon Road

618 Rowan Blvd., Los Angeles . Phone: FAber 3191

BLAIR-WOOD COMPANY
618 Rowan Building, Los Angeles.
Please send the Hollywood Boulevard Estates brochure to
Name _____
Address _____

HOSPITAL UNIT NOW COMPLETE

Covina Institution Plans Expansion

Building Records to Exceed Past Year

Many New Residences Seen in Community

COVINA, Nov. 2. (Exclusive)—Outstanding in the 1929-30 building program of Covina, which city officials predict will break all previous records of the new \$75,000 annex to the Covina Hospital, is the completion of the new \$75,000 annex to the Covina Hospital, valued at \$150,000.

The annex is of brick and steel construction and represents an increase of thirty-five rooms in hospital accommodations.

BUILDING UNIQUE

Architects follow the Old English type and the unique feature of the new addition is the arrangement of rooms about a center foyer. The new building contains the only elevator service in Covina. Thomas Jewell of Los Angeles was the architect, and Richardson of Los Angeles the contractor.

Another large building now under construction in the business section of the city is the new Odd Fellows' Home at the corner of Chino and Orange avenues, which is to be completed at the cost of \$75,000. The new lodge edifice of two stories, is of brick and steel construction. The first story will be devoted to store and office rooms, while the second story will consist entirely as lodge rooms. J. Hubbard of Covina, is the architect.

Covina's first City Hall is being erected on city property on East College street, at the cost of \$60,000, and will be used by city offices. The building has a two-story wing and was designed by C. H. Russell, Los Angeles architect. Thomas A. Foster of Covina, is the contractor. The work will be completed by January 1.

Another project soon to get under way is the proposed American Legion Memorial Building which, according to Covina, will be erected on American Legion property adjacent to the City Park.

MANY HOMES BUILT

Building records also show that many residences have been built this year to date, than during all of 1928.

The growth in residence sections of the city is especially noticeable in the exclusive areas of Joliet Hills, which distinguished for its colony of bankers' homes. Mrs. Bach Yaw has recently completed a \$40,000 home in the colony section.

AREA NOTES TRANSFERS OF REALTY

Government Purchase in Pomona Leads Activity for Community

POMONA, Nov. 2. (Exclusive)—With the recent purchase by the Federal government of a site on Main street between Fourth and Fifth streets for the erection of a \$100,000 post office building, real estate activity in business property in the near vicinity has increased.

During the past week J. A. Fitch, real estate broker, has sold for cash an unimproved business lot on Grey avenue, between Third and Fourth streets, to investors for a total consideration of excess of \$40,000.

Real estate transfers, however, will soon enter the local competitive field. Another deal in business property, however, was made by Mr. Fitch, who sold a one-half interest in the company to H. W. Bradford, local lumberman, on Woodleigh Lane, near Flintridge Avenue. The owner is affiliated with the Standard Lumber Company in Los Angeles.

The Fitch-Baker company also has sold a one-half interest in a \$100,000 home of H. W. Bradford, local lumberman, on Woodleigh Lane, near Flintridge Avenue. The owner is affiliated with the Standard Lumber Company in Los Angeles.

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Plans Complete for Church at San Bernardino

Architects Fogg & Burson have completed plans and specifications for a \$60,000 church to rise on the northeast corner of Windham and San Bernardino for the Church of Jesus Christ of Latter-Day Saints, according to William Harber, chairman of the building committee.

The building will be built by day labor and subcontract under the supervision of Mr. Harber.

The building is to be of Spanish design, of reinforced concrete construction and will contain a basement, recreation hall, sun school, departments, banqueting room and room for the woman's reformatory society.

Newspaper Man May Serve on Planning Bod.

REEDLANDS, Oct. 28. (Exclusive)—Lyman M. King, newspaper editor who recently resigned as director of the Bureau of Public Works in Sacramento, is being urged to accept the post of a member of the Planning Commission of Reedlands. Mr. King also is the president of the Redlands Building-Loan Association.

There is a vacancy on the commission due to the recent resignation of Martin Hooper, who has been a member for several years. The commission has been giving most of its attention recently to working out a master plan for the development of the industrial section of the city.

Plans for Highland Grammar School on Display



Building Creates Comment
Plans for the grammar school building in Highland, which are declared to have created considerable comment, are to be on exhibition at the Architects' Building, Fifth and Figueroa streets during the exhibit of work by David J. Wilmer and Loyal F. Watson, architects, next week. These architects designed the school plans.

PHOENIX, Nov. 2. (Exclusive)—Outstanding in the 1929-30 building program of Covina, which city officials predict will break all previous records of the new \$75,000 annex to the Covina Hospital, valued at \$150,000.

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ACTIVE REALTY MART SEEN

Transactions for Past Week Show Marked Gains Compared to Similar Periods

Indicating a rising realty market in many districts, real-estate transactions totaling \$3,234,455 were registered during the current week as compared with \$3,672,433 for the previous period, in eleven communities in widely scattered areas of Los Angeles county, according to the regularly weekly survey of the Title Guarantee and Trust Company, which is based on instruments filed with the County Recorder.

State Highway Abandonment Aid to Project

A quarter-mile strip of highway extending along the ocean through the property of Rancho Santa Fe Corporation in San Diego county has been abandoned by resolution of the State Highway Commission, and the land has reverted to the original owners, the Harry Payne Whitney estate.

Inasmuch as the Rancho Santa Fe Corporation is a successor in interest to the Harry Payne Whitney estate, all legal obstacles have been eliminated by the highway commissioner's action, and the Rancho Santa Fe Corporation is now free to carry forward its developmental program.

Question of the ownership of the right of way came up a few months ago when construction operations began on a new beach club for Rancho Santa Fe Estates. It was found upon inspection of the records that after changing the course of the State highway across this land, the State had taken the right of way in favor of the original owners. This recent action clears up the entire situation and will permit the Rancho Santa Fe Corporation to carry out its plans.

Many Streets in Ontario to be Improved

ONTARIO, Nov. 2. (Exclusive)—With several street improvement projects recently completed, city engineers are considering improvement of others, including Campus avenue, three miles in length, and portions of South Sulphur avenue, one of the contemplated improvements.

The most important among the pending public works is that of the Harry Payne Whitney estate, which is to be completed in four stories in height, without basement, and there will be addition of a heating plant that also will serve the building.

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Sale Reported of 4920 Acres in Stock Ranch

THREE RIVERS, Nov. 2. (Exclusive)—The purchase of a \$135,000 residential estate in Flintridge by Fred B. Hartley, official of the J. C. Penny Company, was announced today by the Davis-Baker Company.

Hartley's residence is located on Commonwealth avenue, between Berleth and Flintridge avenues.

It was purchased from J. B. Green. It is surrounded by four acres of ground on which Hartley maintains his polo stables.

The Davis-Baker company also announced that the company has sold a \$100,000 home of H. W. Bradford, local lumberman, on Woodleigh Lane, near Flintridge Avenue. The owner is affiliated with the Standard Lumber Company in Los Angeles.

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INCOME PROPERTY—
For Sale

**HOME PROPERTY—
For Sale**
NEW ULTRA MOD. APP. 1000 sq. ft. 4 bedrooms, 2 bath, 2 fireplaces, 2 patios, 2 car garages, \$12,000 cash, Inst. \$2000.
DE LUXE 4 FLAT
New San Fernando Valley
\$15,000 UNDERPRICED
19 A. CORNER on Van Nuys Blvd.
On car line and at R.P. R.R. intersection.
All utilities in. Fencing paid.
\$1700. A \$6000 will handle. See this
book. GENE H. DOVE, Exec. ass't 7210
Baldwin Hills.

**MAN PROPERTY—
For Sale**

New with double garage, 2nd floor, 2 bath, 2 fireplaces, 2 patios, 2 car garages, \$12,000 cash, Inst. \$2000.

INVESTORS
Here Is Your Chance

DISLOCATED PARTNERSHIP
FOR SALE—SACRIFICE
PLATE FURNISHED
Value \$35,000.

REALTY CO., INC.
ARADIA

Commercial with walnut
trees, 2nd floor, 2 patios, 2 car garages,
\$12,000 cash, Inst. \$2000.

ROCKWELL SMITH
1500 Van Nuys Blvd. Cor. Burbank
I HAVE \$1000 equity in improved prop.
will sell for value recd.

25 AC/AN U.S.W. ON PAVER
WITH 100% REVENUE
MURKIN SACRIFICE—Contract acre
chicken house, 2nd floor, 2 patios, 2 car
garages, \$12,000 cash, Inst. \$2000.

**COUNTRY PROPERTY—
For Sale**

5-room, new brick house on garden
site. All city conveniences. 2 block
from Van Nuys Blvd. 2nd floor, 2 patios,
2 car garages. An amount of acreage
available with plenty of water—several
acres of fruit trees, citrus, etc. Live
estates, buildings, etc. Live
water rights, good soil, good
fence, good drainage, good
location. Good investment.

W. L. HOLLINGSWORTH & CO.
Hollingsworth Bros., Inc.

BEAUTIFUL 2 1/2 A. NEAR SHERMAN
Oaks on Paseo Blvd. cor. 10th St.
Van Nuys Blvd. Phone 264.

25 AC/AN CALIFORNIA
MURKIN SACRIFICE—Contract acre
chicken house, 2nd floor, 2 patios, 2 car
garages, \$12,000 cash, Inst. \$2000.

CAMPBELL-KORNAL COMPANY
100% SACRIFICE

100 ACRES CITRUS
Ready for avocados or citrus
house and barn. \$12,000 cash, Inst.
\$2000.

SACRIFICE FOR SALE
1000 ACRES CITRUS

COVETON OR ALVARA MARGAINT
1000 acres of land with well
and house. House is in need of
repairs. We can take care of
it with some work. See us for
details. Harry, owner, 16207 Sherman Way,
Van Nuys.

**BEACH PROPERTY—
For Sale**

4000 Northern San Diego Co.
A picturesquely located with
San Diego River runs thru property.
Water, electricity, gas, telephone,
gas, electric, water, etc. Good
soil, 100% revenue.

100 ACRES CITRUS
Ready for avocados or citrus
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100 ACRES CITRUS
Ready for avocados or citrus

WANTED
Real Estate
Country, Beach Prop.
WANTED FROM OWNER
4000 sq. ft. land, ranch in the San Joaquin Valley, Calif., value \$10,000. Must be clear. Other business or personal property wanted. Price must be right. *P.R.E.D. KNOWNING*, 948 N. Spring St., L. A.

**REAL ESTATE—
For Exchange**

Miscellaneous

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